



FOR LEASE | GROUND LEASE | BUILD-TO-SUIT

16511 Meridian East (SR 161)
Puyallup, Washington 98375

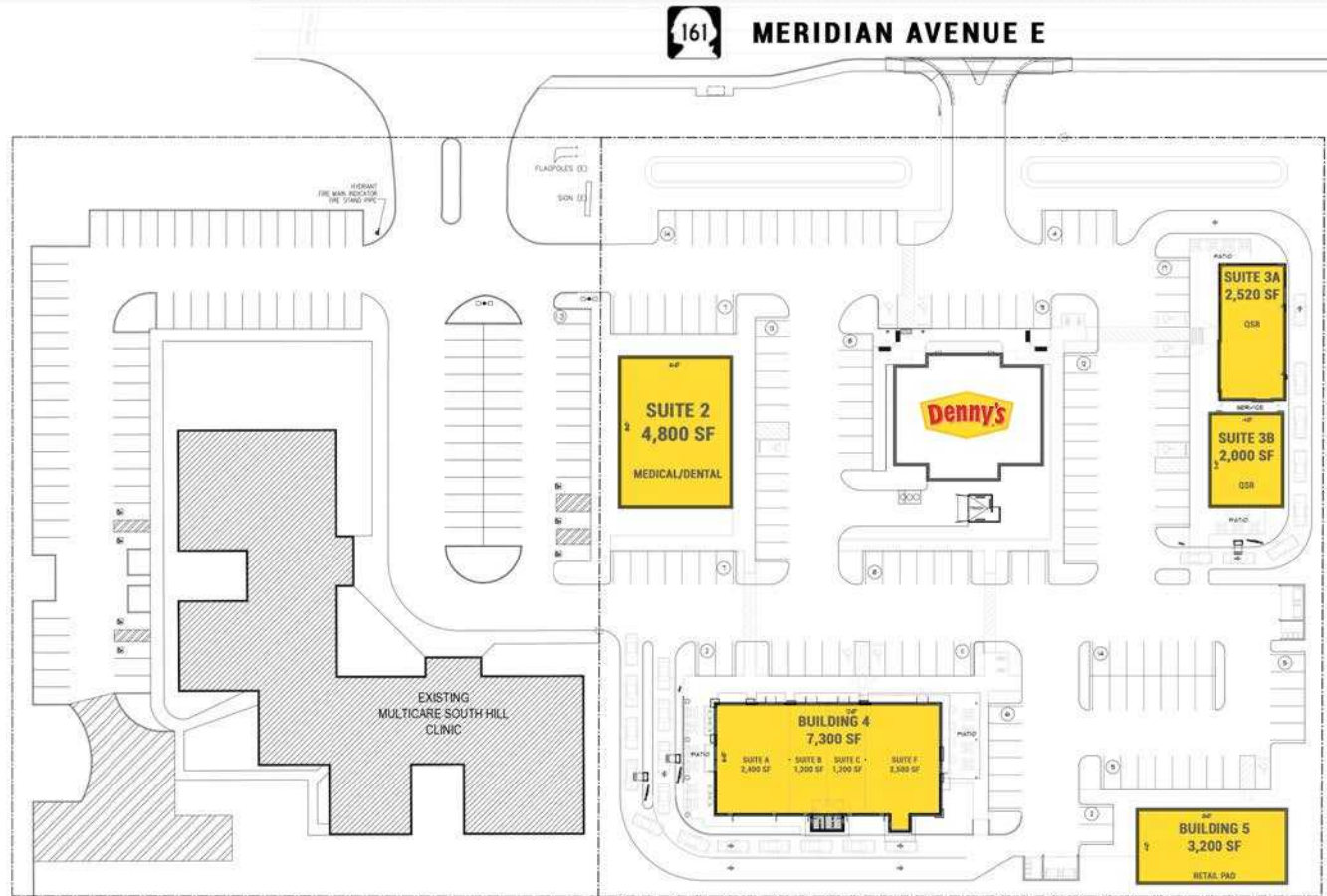
LISTING SUMMARY

Puyallup Land Development
16511 Meridian East (SR 161), Puyallup, WA

PUYALLUP LAND DEVELOPMENT

Located along busy Meridian (SR 161) at the south end of South Hill. This new development is anchored by Denny's and directly across from Walmart Supercenter. Potential for Drive Thru. Available for lease, ground lease or build-to-suit.

- Available Building 2:
 - Medical/Dental: 4,800 SF
- Available Building 3:
 - Suite 3A: 2,520 SF, QSR
 - Suite 3B: 2,000 SF, QSR
- Available Building 4:
 - Retail: 7,300 SF
 - Can be Demised: 1,200 SF - 7,300 SF
- Available Building 5:
 - Retail Pad: 3,200 SF
 - Can be Demised: 1,200 SF - 7,300 SF



5 Mile Radius



MERIDIAN E (SR 161)

48,758 ADT



POPULATION
172,480



DAYTIME POPULATION
31,620



HOUSEHOLDS
59,803



AHI
\$131,112

MARKET AERIAL

Puyallup Land Development
16511 Meridian East (SR 161), Puyallup, WA



161

KeyBank
Starbucks
indigo

DQ

Washington Federal

BOB'S

TacoTime

WELLS FARGO

Jack

O'Reilly AUTO PARTS

Public Storage

Walmart Supercenter
Applebees
red canoe

KOHL'S
ROSS
SportClips
Orangetheory
sleep number
Red Robin
Tires LES SCHWAB

Firestone

penny's
ATI

THUN FIELD

McDonald's

Fred Meyer
Burger King
Quiznos
TACO BELL
UMPOUA
PAPA MURPHY'S
Bank of America
CHASE
WSECU
POSTNET
BIECU
KITSAP
T Mobile
Columbia Bank
GNC
PAPA JOHNS

Wendy's

Walgreens

CLOVER PARK TECHNICAL COLLEGE

RITE AID
WinCo Foods

Target
FAMOUS footwear
LA FITNESS
HomeGoods
Party City
RAM
PETSMART
MATTRESS FIRM
crumbl
1ST SECURITY BANK
CHASE
State Farm
qdoba
H&R BLOCK
SUN TANNING
NEW BEGINNINGS
PINOTS PALETTE
HAND + STONE
Bright NOW
T-Mobile

CITY SUMMARY

PUYALLUP, WA

Puyallup Land Development
16511 Meridian East (SR 161), Puyallup, WA



PUYALLUP, WA once the center of agriculture, Puyallup has matured into a city with a bustling shopping district and a growing employment base. The City's 'location is central to the four-county Puget Sound region and provides easy proximity to greater Puget Sound and its international ports. Puyallup serves as a "market crossroads" in East Pierce County connected to a major state freeways, as well as the top boarding location for the "sounder" commuter rail service to Tacoma, Seattle, and Everett markets. For a suburban city of roughly 12.5 square miles and upwards of 42,000 people, Puyallup benefits from an amazingly diverse economy.

KIRKLAND | TACOMA | PORTLAND | SEATTLE



RELATIONSHIP FOCUSED. RESULTS DRIVEN.

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